

128.A

0003

0010.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
583,300 / 583,300  
583,300 / 583,300  
583,300 / 583,300

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		ORCHARD PL, ARLINGTON

## OWNERSHIP

Owner 1:	VALLARELLI RICHARD J JR	Unit #:	10
Owner 2:			
Owner 3:			

Street 1: 6 PLATO TER

Street 2:

Twn/City: WINCHESTER

St/Prov: MA	Cntry:	Own Occ: N
Postal: 01890		Type:

## PREVIOUS OWNER

Owner 1:	FONSECA MARIA L -
Owner 2:	-

Street 1: 10 ORCHARD PL

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1940, having primarily Wood Shingle Exterior and 1902 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7645																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	583,300			583,300		260054
							GIS Ref
							GIS Ref
							Insp Date
							12/01/99

Source: Market Adj Cost Total Value per SQ unit /Card: 306.68 /Parcel: 306.68 Entered Lot Size Total Land: Land Unit Type:



Patriot Properties Inc.

## USER DEFINED

Prior Id # 1:	83073
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	583,300	0	.	583,300		Year end	12/23/2021	
2021	102	FV	566,600	0	.	566,600		Year End Roll	12/10/2020	
2020	102	FV	558,300	0	.	558,300	558,300	Year End Roll	12/18/2019	
2019	102	FV	490,300	0	.	490,300	490,300	Year End Roll	1/3/2019	
2018	102	FV	434,600	0	.	434,600	434,600	Year End Roll	12/20/2017	
2017	102	FV	397,000	0	.	397,000	397,000	Year End Roll	1/3/2017	
2016	102	FV	397,000	0	.	397,000	397,000	Year End	1/4/2016	
2015	102	FV	367,500	0	.	367,500	367,500	Year End Roll	12/11/2014	

## SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FONSECA MARIA L		67087-532		4/14/2016		450,000	No	No		
VALLARELLI RICH		41827-161		1/22/2004		360,000	No	No		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/20/2021										Mail Update	JO	Jenny O
4/28/2005										External Ins	BR	B Rossignol
3/16/2004										External Ins	BR	B Rossignol
12/1/1999										Meas/Inspect	243	PATRIOT
1/1/1982											KM	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

